

HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2023

HDRC CASE NO: 2023-125
ADDRESS: 213 ALAMO PLAZA
LEGAL DESCRIPTION: NCB 145 BLK LOT 3 & 4
ZONING: D, H, RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Alamo Plaza Historic District
APPLICANT: Mert Firat/SA Souvenirs Inc
OWNER: SCHARLACK HEATHER ANN &
TYPE OF WORK: Installation of security shutters
APPLICATION RECEIVED: March 28, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install overhead, rolling security shutters to the storefront at 213 Alamo Plaza. The proposed doors will feature perforated metal materials. This structure is located within the Alamo Plaza Historic District.

APPLICABLE CITATIONS:

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

- i. Character-defining features*—Preserve character defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.
- ii. Windows and doors*—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.
- iii. Missing features*—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.
- iv. Materials*—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. New features*—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.
- ii. Historical commercial facades*—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

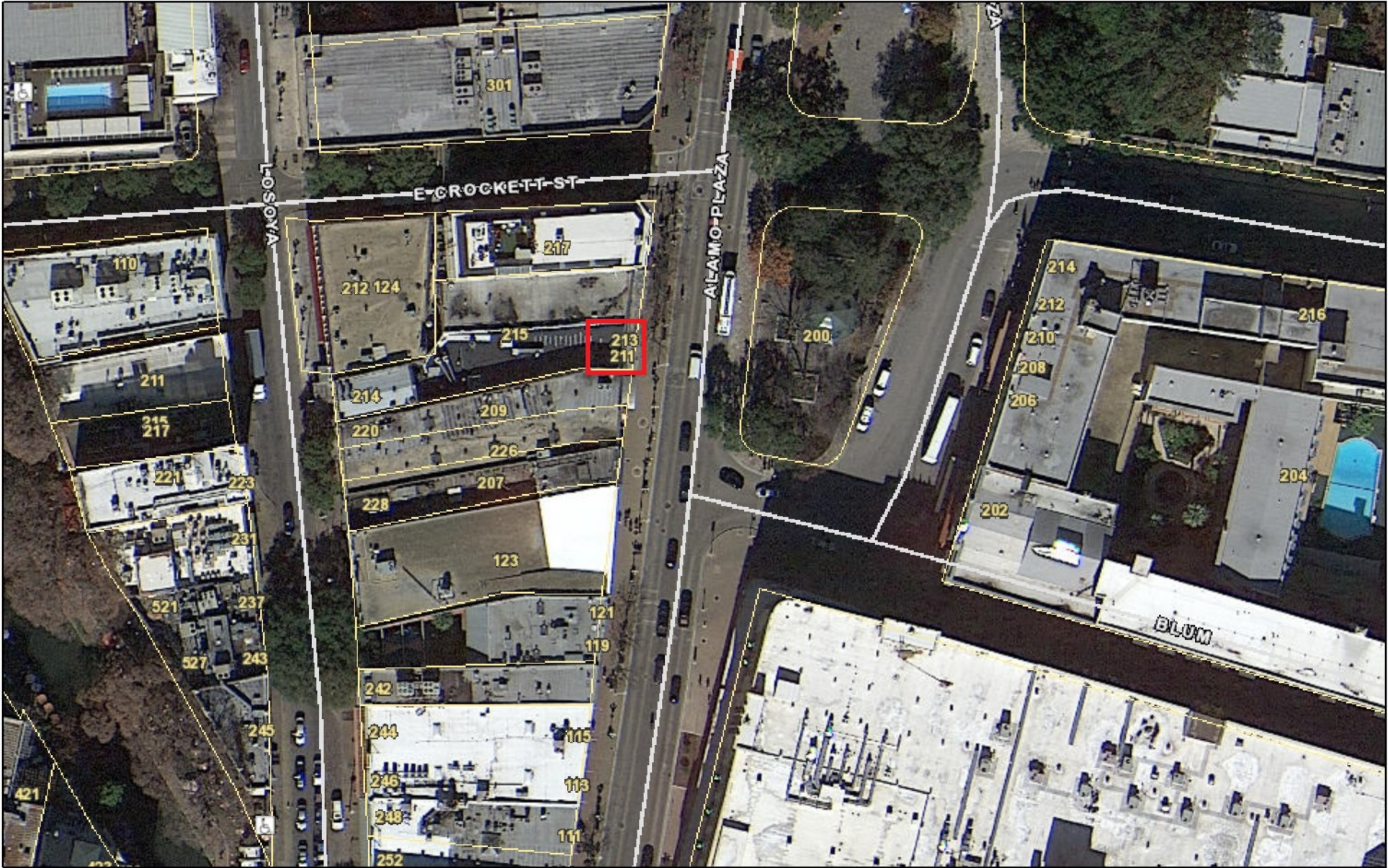
FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to install overhead, rolling security shutters to the storefront at 213 Alamo Plaza. The proposed doors will feature perforated metal materials. This structure is located within the Alamo Plaza Historic District.
- b. The Guidelines for Exterior Maintenance and Alterations 10.B.i. notes that new façade elements that alter or destroy the historic building character, such as the addition of inappropriate materials, altering the shape and size of windows, doors, bulkheads and transom openings should not be introduced. Staff finds the applicant's request to install overhead, rolling security shutters to be inconsistent with the Guidelines for Exterior Maintenance and Alterations and inappropriate for the Alamo Plaza Historic District.

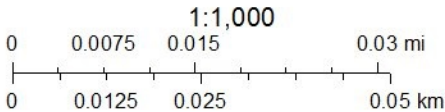
RECOMMENDATION:

Staff does not recommend approval based on findings a and b.

City of San Antonio One Stop



April 10, 2023







HOLIDAY
SEASONS

Maldonado

Francesco's
Gelato
GOURMET COFFEE & BAKERY
FRESH
New York
PIZZA

211

IDEAL
LIDEN
T-SHIRTS • SOUTHWEST • GIFTS
ONE STOP SHOP

VAPOR
SHOP

SAN ANTONIO
GENERAL
STORE
215

215

stries
shakes
Beer
antas
ne
NOTICE
a restaurant
supplies and
equipment
available in a
variety of
quantities
for group
purchases and
large order
discounts.



SHOP

ME A
Just
TELL ME
Pretty

Algebra,
asking us
and your X.
is not coming back.

I'M THE
Nicest
ASSHOLE
YOU WILL
EVER MEET



NO
TRESPASSING







SECURITY
24 HOUR VIDEO SURVEILLANCE
ALWAYS BEWARE
OF THE CAMERA

THE
FRESH
BREAD

THE
FRESH
BREAD

THE
FRESH
BREAD



SMOKE TO LIVE
VAPOR
&
SMOKE
SHOP





24 HOUR
VIDEO
SURVEILLANCE
SECURITY
ALERT
ACTIVITIES ARE
RECORDED

SECURE YOUR STORE **with** EASE

Rolling Shutters



Store owners have peace of mind while working late hours.



The P-51 perforation shown above is one of three available patterns.

An urban eye glass store owner showcases his store while protected with QMI Shutters.

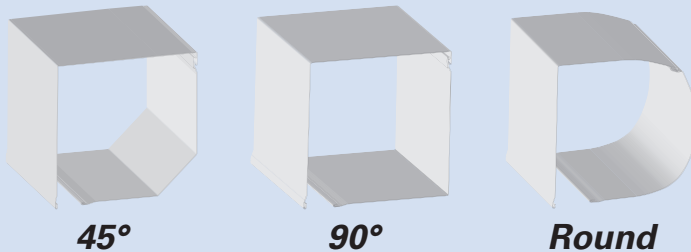
Safe Selling All Night Long

Punched slats allow protected nighttime store views, but disappear into the shutter's box housing during the day. - ***Security with Vision™***

- The ultimate in security
- High visibility
- Reduces energy costs
- Prevents break-ins
- Protects against extreme weather
- Smallest roll up coil available

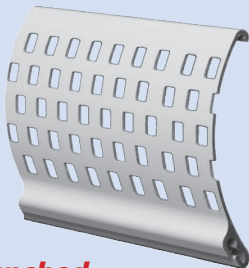


Box Housing Styles

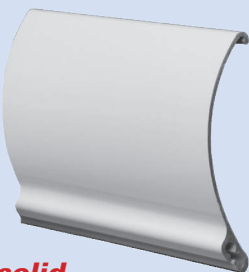


* Box size varies 150-800mm, see website for technical charts.

Available Options



punched



solid

Housing, Side Tracks & Curtain Colors

Custom colors available with additional lead time.

Not all colors are available in all styles. Consult actual mfr. product samples for exact color representation.



Control Options



Manual push-up/pull-down



Motor-operated



Remote control



Manual gear

PROTECTION **with** VISION

Security



Commercial applications are typically installed on the interior side of the glazing. Intruders want in and out fast. QMI shutters take burglars WAY too much time.

Vision



Perforated slats keep your signage and displays working for you. - **Security with Vision™**

"A cell phone store near Atlanta suffered 28 break-ins during a 2-year period. Since getting QMI StoreSafe shutters they have not incurred a single break-in attempt - going on 5 years now."

~ Retail Loss Prevention ~

Electronic Stores



Specialty Stores



Department Stores



PROTECTION **with** VISION



A trusted Partner

To Protect Your Merchandise & Personnel

Visit www.qmiusa.com for specifications and technical details.

- Architectural Specifications
- Warranty
- Size Charts
- Mounting Details
- Operating Instructions
- Lock Options



QMI Security Solutions

1661 GLENLAKE AVE • ITASCA, IL. 60143

(800) 446-2500

International: 00 1 630 529 7111

www.qmiusa.com

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Not to be duplicated, altered or reproduced. To meet building codes listed, specific
mounting provisions may be required.

SSRS-V5-500



Domino's

